



CITY OF BOSTON • MASSACHUSETTS
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
MARTIN J. WALSH, MAYOR

RECEIVED
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2014 MAR -5 A 10:59
BOSTON, MA

March 7, 2014

John Walsh, Commissioner
Katherine Craven, Commissioner
Lawrence Mammoli, Commissioner

Location:
Public Facilities Commission
26 Court Street, 11th Floor, Conf. Rm. 11A
Boston, MA 02108

Meeting Time: 11:00 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred as the AGENDA, be approved by the Commission at its March 7, 2014 meeting:

VOTE 1
Chris
Rooney

CONVEYANCE TO BOYS AND GIRLS CLUBS OF BOSTON, INC: Land with building thereon located at 10 Hazleton Street, Mattapan.

Purchase
Price
\$100.00

Ward: 14
Parcel Number: 05180000
Square Feet: 13,700

Use: Teen Center
Estimated Total Development Cost: \$2,500,000.00
Assessed Value: \$2,025,000.00
Appraised Value: N/A
DND Program: REMS-Building Sales
RFP Date: 04/16/2013

VOTE 2
Bernard
Mayo

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO COMMONWEALTH LAND TRUST, INC.: Vacant land located at 195 Boylston Street, Jamaica Plain.

Purchase
Price
\$100.00

Ward: 11
Parcel Number: 02002000
Square Feet: 3,725

Use: Community Orchard



Estimated Total Development Cost: \$1,120.00
Assessed Value: \$26,700.00
Appraised Value: N/A
DND Program: REMS Land Disposition
RFP Date: 07/22/2013

VOTE 3
Robert
Jones

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO BOSTON NATURAL AREAS NETWORK, INC.: Vacant land located at Windermere Road, Dorchester.

Purchase
Price
\$100.00

Ward: 13
Parcel Number: 01415000
Square Feet: 4,095

Use: Garden
Estimated Total Development Cost: \$109,990.00
Assessed Value: \$32,100.00
Appraised Value: N/A
DND Program: Grass Roots
RFP Date: 09/03/2013

VOTE 4
Robert
Jones

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO BOSTON NATURAL AREAS NETWORK, INC.: Vacant lands located at 8 and 10 Merrill Street and 424 Seaver Street, Dorchester.

Purchase
Price
\$300.00

Ward: 14
Parcel Numbers: 01001000, 01000000, and 01009000
Square Feet: 10,780 (total)

Use: Garden
Estimated Total Development Cost: \$163,175.00
Assessed Value: \$49,800.00 (total)
Appraised Value: N/A
DND Program: Grass Roots
RFP Date: 09/03/2013

VOTE 5
Robert
Jones

CONVEYANCE TO ESCAZU DEVELOPMENT, LLC: Vacant lands located at 52 and 56 Callender Street and 16 Lauriat Street, Dorchester.

Purchase
Price
\$68,317.00

Ward: 14
Parcel Numbers: 02966000, 02965000 and 02967000

Square Feet: 15,288 (total)

Use: New Construction - Housing
Estimated Total Development Cost: \$1,126,135.00
Assessed Value: \$170,500.00 (total)
Appraised Value: N/A
DND Program: Middle Income Housing Initiative
RFP Date: 07/09/2013

VOTE 6
Reay
Pannesi

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO
HUB DEVELOPMENT, LLC: Land with building thereon located at 15
Groveland Street, Mattapan.

Purchase
Price
\$10,000.00

Ward: 17
Parcel Number: 03892000
Square Feet: 3,753

Use: Rehabilitation Housing
Estimated Total Development Cost: \$382,500.00
Assessed Value: \$209,200.00
Appraised Value: \$210,000.00
DND Program: Middle Income Housing Initiative
RFP Date: 12/02/2013

Sincerely,

Sheila A. Dillon
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
March 7, 2014**

VOTE 1: That having duly advertised its intent to sell to the Boys and Girls Clubs of Boston, Inc. a Massachusetts non-profit corporation, with an address of 50 Congress Street, Suite 730, Boston, MA 02109, the land with building thereon located at 10 Hazleton Street in the Mattapan District of the City of Boston containing approximately 13,700 square feet of land, for two consecutive weeks (September 9, 2013 and September 16, 2013) in accordance with the provisions of St.1909, c. 486, s.31B (as appearing in St.1966, c.642, §12), the Public Facilities Commission, pursuant to its vote of August 21, 2013 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the Boys and Girls Clubs of Boston, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Boys and Girls Clubs of Boston, Inc., or a nominee, to be approved by the Director, in consideration of ONE HUNDRED DOLLARS (\$100.00).

VOTE 2: That Commonwealth Land Trust, Inc., a Massachusetts non-profit corporation, with an address of 1059 Tremont Street, Suite 2, Roxbury, MA 02120, be tentatively designated as developer of the vacant land located at 195 Boylston Street (Ward 11 Parcel 02002000) in the Jamaica Plain District of the City of Boston containing approximately 3,725 square feet of land, for the period of 12 months from the date of the vote, subject to such terms, conditions and restrictions as the Director and staff deem appropriate for proper development of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor, under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), it is the intent of this Commission to sell the aforementioned property to Commonwealth Land Trust, Inc., or a nominee to be approved by the Director;

AND, FURTHER VOTED: the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

VOTE 3: That Boston Natural Areas Network, Inc., a Massachusetts non-profit corporation, with an address of 62 Summer Street, Boston, MA 02110-1008, be tentatively designated as developer of the vacant land located at Windermere Road (Ward 13 Parcel 01415000) in the Dorchester District of the City of Boston containing

approximately 4,095 square feet of land, for the period of 12 months from the date of the vote, subject to such terms, conditions and restrictions as the Director and staff deem appropriate for proper development of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor, under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), it is the intent of this Commission to sell the aforementioned property to Boston Natural Areas Network, Inc., or a nominee to be approved by the Director;

AND, FURTHER VOTED: the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

VOTE 4: That Boston Natural Areas Network, Inc., a Massachusetts non-profit corporation, with an address of 62 Summer Street, Boston, MA 02110-1008, be tentatively designated as developer of the vacant land located at:

| <u>ADDRESS</u> | <u>WARD/PARCEL</u> | <u>LOT SIZE</u> |
|-------------------|--------------------|-----------------|
| 8 Merrill Street | 14/01001000 | 3,947 |
| 10 Merrill Street | 14/01000000 | 2,420 |
| 424 Seaver Street | 14/01009000 | 4,413 |

in the Dorchester District of the City of Boston containing approximately 10,780 total square feet of land, for the period of 12 months from the date of the vote, subject to such terms, conditions and restrictions as the Director and staff deem appropriate for proper development of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor, under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), it is the intent of this Commission to sell the aforementioned property to Boston Natural Areas Network, Inc., or a nominee to be approved by the Director;

AND, FURTHER VOTED: the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

VOTE 5: That having duly advertised its intent to sell to Escazu Development, LLC, a Massachusetts limited liability company, with an address of 1582 Dorchester Avenue, Dorchester, MA 02122, the vacant lands located at:

| <u>ADDRESS</u> | <u>WARD/PARCEL</u> | <u>LOT SIZE</u> |
|---------------------|--------------------|-----------------|
| 52 Callender Street | 14/02966000 | 4,468 |
| 56 Callender Street | 14/02965000 | 5,070 |
| 16 Lauriat Street | 14/02967000 | 5,750 |

in the Dorchester District of the City of Boston containing approximately 15,288 total square feet of land, for two consecutive weeks (December 9, 2013 and December 16, 2013) in accordance with the provisions of St.1909, c.486, § 31B (as appearing in St.1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of August 21, 2013 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Escazu Development, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Escazu Development, LLC, or a nominee to be approved by the Director, in consideration of SIXTY EIGHT THOUSAND THREE HUNDRED SEVENTEEN DOLLARS (\$68,317.00).

VOTE 6: That Hub Development, LLC, a Massachusetts limited liability company, with an address of 185 Wolcott Square, Hyde Park, MA 02136, be tentatively designated as developer of the land with building thereon located at 15 Groveland Street (Ward 17 Parcel 03892000) in the Mattapan District of the City of Boston containing approximately 3,753 square feet of land, for the period of 12 months from the date of the vote, subject to such terms, conditions and restrictions as the Director and staff deem appropriate for proper development of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor, under St. 1909, c. 486, § 31B (as appearing in St. 1966, c.642, § 12), it is the intent of this Commission to sell the aforementioned property to Hub Development, LLC, or a nominee to be approved by the Director;

AND, FURTHER VOTED: the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966.